

From: [REDACTED]
To: [Langford Planning General Mailbox](#); [Robert Dykstra](#); [Lillian Szpak](#); [Norma Stewart](#); [Roger Wade](#); lseat@langford.ca; [Matt Sahlstrom](#); [Denise Blackwell](#); [Mayor Young](#)
Subject: Rezoning Public Hearing, Oct 5 - 494 Goldstream Ave - File Z20-0007
Date: Friday, October 2, 2020 2:40:18 PM

Good Day Mayor and Council,

I am writing you concerning the application to amend zoning bylaw no 300 for 494 Goldstream Ave.

As new residents on Kristina Place and in Langford in general my husband and I are very perplexed with the request to build a 6 Storey mixed-use building. When we purchased this home in 2019 we were drawn to the location and quietness that Kristina Place offered. You could see that the residents on this street and surrounding neighbourhoods took pride in their quiet neighbourhoods and built a strong family oriented community. Having now lived in this street for a year, we have met all of our neighbours and find ourselves very fortunate for finding this residential area to call home.

When the lot on 494 Goldstream Ave sold, we had heard rumours about potential town homes or even a smaller scale 4 story residential building, but never could we have imagined a 6 story building being considered. Nor for that fact, one that would take up a considerable amount of frontage on Kristina Place.

With Goldstream Ave already as congested with traffic as it is, it is already difficult for residents on Kristina to turn left or right. We are also concerned about the volume of traffic this unit will bring to the quiet cul-de-sac at the end of Kristina where children often play. Quite honestly this unit will significantly change the make-up of this quaint residential street.

It is our hope that council denies this application and a more viable solution can be considered/offered that will be more appealing for everyone that this will affect.

Sincerely,

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10

October 5, 2020

[REDACTED]
Langford, BC [REDACTED]

To whom it may concern,

RE: Proposed Bylaw No. 1905 for 494 Goldstream Avenue (Z20-0007)

As a resident of Kingswood Road, I am writing to express my objection to the application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905 for the property located at 494 Goldstream Avenue (the "subject property"). The proposed rezoning would allow the construction of a 6-storey mixed-use building that would consist of approximately 71 residential units and 175m² of office space on the ground floor in a quiet neighbourhood dominated by single-family residential dwellings.

We purchased our home over seven years ago in this area because we were attracted to the quiet and peaceful community. There are many seniors and families with young children living in this neighbourhood and these families are often seen riding bikes and playing in the street. Vehicle traffic and safety of pedestrians and cyclists are major concerns in the area, and I fail to see how the proposed development on the subject property will be addressing them and/or improve the current situation.

There is currently little infrastructure on Goldstream Avenue, including few street lights, no sidewalks, narrow bike lane, and no means to safely cross Goldstream Avenue to access the eastbound bus routes. These issues should be addressed before approving the proposed changes.

The applicant is also proposing to reduce the underground parking spaces. The following statement was taken from the June 8th Special Council Agenda Package:

"Even though the applicant is proposing to reduce the minimum site coverage and underground parking, varying this would not be noticed from the street as the building will be constructed along both edges of the frontages..."

As a current resident of Kingswood Road, I am not concerned about not being able to see parked vehicles from Goldstream Avenue, but instead I am concerned about the additional vehicle traffic on Kingswood Road, and nearby streets, and additional residents or commercial customers from the subject property looking for additional parking spots and speeding through our quiet neighbourhood streets. There is already a serious issue with speeding vehicles and limited street parking for street residents and the addition of 71 residential units plus commercial units will exacerbate the problem even more.

The proposed development on the subject property must be able to accommodate 100% of residential and commercial vehicles, assuming 100% occupancy + contingency for additional commercial and residential parking stalls (visitors, delivery vehicles, customers waiting, etc.), because there is no additional parking spaces on nearby residential streets or along Goldstream Avenue (ie., already crowded). Nearby residential streets and parking along Goldstream Avenue should not be used as an alternative option as it will increase parking congestion and increase safety risks for pedestrians and cyclists.

Based on current proposal to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1905, I am opposed to the application to rezone the subject property from current zoning, R2, to the proposed zoning, CC1, to allow the construction of this 6-storey mixed-used building.

Thank you for your consideration.

[REDACTED]

[REDACTED]

October 2, 2020.

To Langford City Council.

Regarding amendment of Zoning Bylaw No. 300 by proposed Bylaw No. 1905 from R2 (One and Two Family Residential) to proposed CC1 (City Centre1).

Subject Property: 494 Goldstream Ave. Your file No. Z20-0007.

Proposed: 6-storey mixed-use building consisting of approximately 71 residential units and 175sq.m. office space on ground floor.

We, the residents of Kingswood Road, Kristina Place and Whitehead Place. Respectfully request the proposed rezoning and proposed construction be denied. This area, from St. Anthony's, South to the border with Colwood, is all residential with 1 1/2 - 2 story family homes. The homes were built in and around the 1950's, very nice homes with well maintained yards. The 6-story proposal will look out of place, add **nothing** to the neighbourhood and we will lose our privacy. The construction will add more noise to the neighbourhood. We already have noise from the existing construction in the area of St. Anthony's and the roadwork on McCallum Dr., and there will be more noise to come from the vacant property Northwest of "The Priory" when construction starts on it.

The increase in traffic will be an accident waiting to happen. Trying to get onto Goldstream from Kingswood, will at times be next to impossible. Kristina, which is the adjoining street to Goldstream, will be even worse, one resident gave up trying to get onto Goldstream. As it is now, it is at times very difficult to turn left from Kingswood and Kristina Place onto Goldstream heading South. Parking will be an issue as most couples each have a vehicle. They will be forced to park on Kristina, Kingswood and Whitehead. Goldstream only has parking on the golfcourse side, which is normally full from the people working in the area of St. Anthony's. Kingswood is a cul-de-sac. Presently there are many vehicles that drive onto Kingswood, turn around, and back onto Goldstream. Even though there are signs saying "Children Playing", they still travel at an excessive speed. We believe (know) this will only get worse if the development goes ahead. **The safety of our children is a major concern!**

This type of building is better suited in the area North of St. Anthony's where there is existing multi-story buildings and business's, also North of "The Priory" and of course, North of City Hall, where major construction is taking place. This rental residence will **invariably bring crime** to our neighbourhood. At present we have been fortunate to not have had any.

A development of family houses would be more in keeping with the nature of the neighbourhood. We understand the developer wishes to make as much of a profit as possible, and that the City wishes to increase its tax base, but it should not be at the expense of the current homeowners whom have lived here for many years, paid taxes and shopped locally. **To lose our ambiance would not be right.**

As an alternative, a 3-story townhome complex would fit in better and be less intrusive than the 6-story

October 3, 2020.

Addendum to Petition from Residents of Kristina Place, Whitehead Place and Kingswood Road.

Regarding amendment of Zoning Bylaw No. 300 by proposed Bylaw No. 1905 from R2 (One and Two Family Residential) to proposed CC1 (City Centre1).

Subject Property: 494 Goldstream Ave. Your file No. Z20-0007.

Proposed: 6-storey mixed-use building consisting of approximately 71 residential units and 175sq.m. office space on ground floor.

All homes in this area have **septic fields**, including the adjoining properties on Kingswood and Kristina. The proposed development will have underground parking. The excavation will require the sub-soil to be packed down which will involve using a vibrating machine. If bedrock is encountered, either a jack-hammer type machine or blasting will have to be used. The vibrations from all these machines can travel a great distance and cause the septic tanks and fields to cease working properly. Drainage fields would get silted, tank connections would be loosened such that they leak. It is **highly unlikely** that the developer would take **responsibility** for any issue involving the septic systems.

There is also the possibility of walls, ceilings and foundations developing cracks, Will that be addressed?

[Redacted]

[Redacted]

Name

Address

Signature

[Redacted]

